011.0	0004	0021.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 956,000 / 956,000
					USE VALUE: 956,000 / 956,000
					ASSESSED: 956,000 / 956,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8	-8A	SWAN PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARLINGTON CENTER CROSSING LLC
Owner 2:	
Owner 3:	
Street 1:	59 UNION SQUARE
Street 2:	
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02143 Type:

PREVIOUS OWNER

Owner 1:	IMLACH CYNTHIA J/TRUSTEE -
Owner 2:	COLLINS FMLY NOMINEE TRUST -
Street 1:	15 BUNKER HILL ROAD
Twn/City:	IPSWICH
St/Prov:	MA Cntry:
Postal:	01938

NARRATIVE DESCRIPTION

This parcel contains 5,655 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1890, having primarily Asbestos Exterior and 2881 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B5	CENTRAL B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5655.000	425,300		530,700	956,000
Total Card	0.130	425,300		530,700	956,000
Total Parcel	0.130	425,300		530,700	956,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.83 | /Parcel: 331.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 8967
GIS Ref
GIS Ref
Insp Date 06/30/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 011.0-0004-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	425,600	0	5,655.	530,700	956,300	956,300	Year End Roll	12/18/2019
2019	104	FV	342,600	0	5,655.	560,200	902,800	902,800	Year End Roll	1/3/2019
2018	104	FV	342,600	0	5,655.	412,800	755,400	755,400	Year End Roll	12/20/2017
2017	104	FV	320,900	0	5,655.	395,100	716,000	716,000	Year End Roll	1/3/2017
2016	104	FV	320,700	0	5,655.	365,600	686,300	686,300	Year End	1/4/2016
2015	104	FV	266,400	0	5,655.	306,600	573,000	573,000	Year End Roll	12/11/2014
2014	104	FV	266,400	0	5,655.	299,500	565,900	565,900	Year End Roll	12/16/2013
2013	104	FV	277,300	0	5,655.	285,400	562,700	562,700		12/13/2012

!1014!

PRINT

Date	Time
12/10/20	16:41:47

LAST REV

Date	Time
09/13/16	15:20:57

apro

1014

USER DEFINED

Prior Id # 1:	8967
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IMLACH CYNTHIA	65696-416		7/8/2015		740,000	No	No		
COLLINS GEORGE	51775-574		10/9/2008	Family	99	No	No		George Collins dod 6/1/2009
STANDRING JOSEP	12440-349		5/25/1973			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2015	929	Redo Kit	8,000		7/14/2015			Renovate kitchen,
8/12/2002	662	Redo Bat	6,000	C		G4	GR FY04	
10/6/2000	792	Porch	2,000	C				REPAIR FRONT PORCH
4/12/1993	103		13,000	C				10X16 ROOM/WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2016	Measured	DGM	D Mann
6/30/2016	Left Notice	DGM	D Mann
6/30/2016	Permit Visit	DGM	D Mann
6/29/2016	Sales Review	PT	Paul T
1/23/2009	Meas/Inspect	336	PATRIOT
11/13/2008	Meas/Inspect	163	PATRIOT
9/24/1999	Meas/Inspect	256	PATRIOT
8/27/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5655		Sq. Ft.	Site		0	90.	1.04	10									530,687						530,700	

Total AC/HA: 0.12982 | Total SF/SM: 5655 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 530,687 | Spl Credit | Total: 530,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	25
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.01445675
Const Adj.:	0.94755369
Adj $ / SQ:	153.800
Other Features:	105753
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	608280
Depreciation:	182971
Depreciated Total:	425310

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 6		Baths: 1					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	
1	8	5	
Totals			
2	12	6	

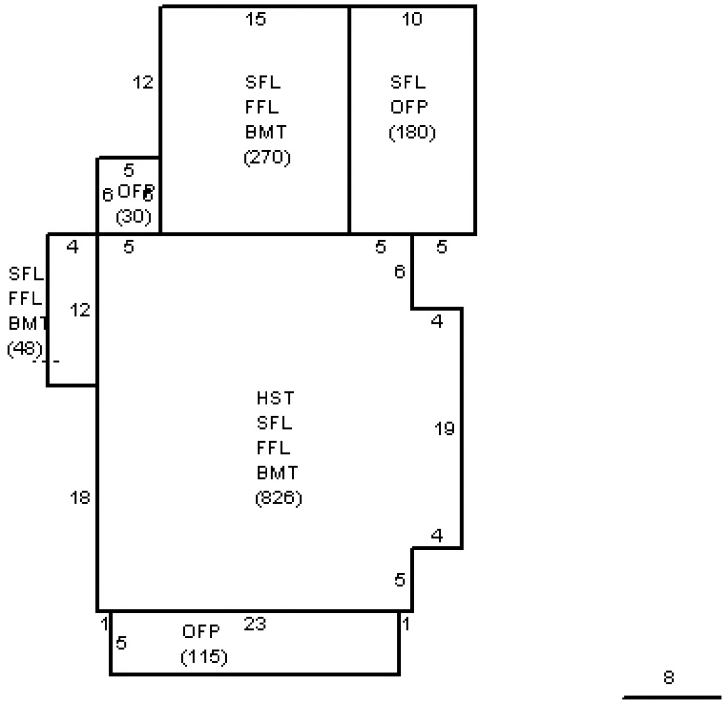
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	153.80
Special Features:	0	Val/Su Net:	97.77
Final Total:	425300	Val/Su SzAd	147.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,324	153.800	203,632
BMT	Basement	1,144	46.140	52,784
FFL	First Floor	1,144	153.800	175,948
HST	Half Story	413	153.800	63,520
OFP	Open Porch	325	20.450	6,645

Net Sketched Area: 4,350 | Total: 502,529

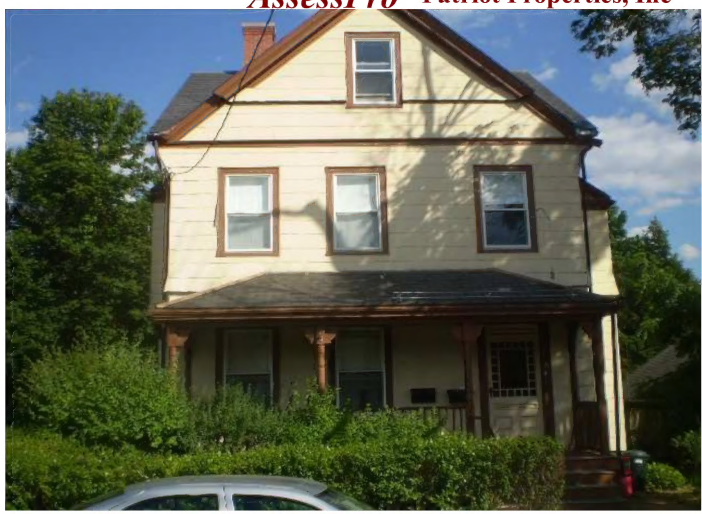
Size Ad 2881 | Gross Are 4763 | FinArea 2881

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

011.0-0004-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: